

FOI 00577

DEVELOPMENT DEPARTMENT			
To	Action	Info	File

- 9 NOV -

Date: 06 November 2015 20:59
To: <sap@leeds.gov.uk>
Subject: Objection - SAP HG2 - 38 (1178A).North Leeds

Dear Council Staff,

I would like to register my objection to the proposal to allocate this greenfield space to housing development ref; HG2- 38 (1178A)

This site is a very visible and sensitive greenfield space and any development particularly a dense development 68 units on 2.25 hectares (plot = 331m²) will be very detrimental.

This proposal will create unacceptable congestion and overcrowding with excessive traffic movement on the already overcrowded small lanes that are characteristic of the Adel locality.

Particularly to use access and egress to this site using Dunstarn Lane will create unacceptable congestion, overcrowding and further erode any road safety remaining in this locality.

Following my analysis of comparable SAP proposals I would like to point out that this proposed housing density is also unacceptable.

SAP HG2 -1178A of 68 units on 2.25 hectares = 331m² per unit

SAP HG2-29 (1199B), = 413m² per unit

SAP HG2-34 (4233), = 537m² per unit

SAP HG2- 36 (2053B), = 471m² per unit

SAP HG2- 37 (3384), = 700m² per unit

SAP HG2- 40 (81), = 450m² per unit

SAP HG2-41(4240) = 467m² per unit

SAP HG2- 46 (1062) = 600m² per unit

SAP HG2 49 (3376) = 1323m² per unit

As can be seen above the proposed density allocation of 68 units equating to 331m² per unit is far too excessive compared to the other similar proposed SAP developments.

If at all, access and egress for this site can only sensibly be achieved directly from the adjacent Leeds Ring Road.

I have lived in Leeds all my life and this proposal cannot be justified particularly at the proposed density, and can only result excessive congestion, overcrowding, infrastructure stress and deteriorating road safety.

Yours Sincerely, David Ford of 13 Moor Park Drive, Leeds LS6 4BX

06/11/2015